

1580 SQ FT  
241 - 39A Ave NW



## MAPLE CREST SHOWHOME

523 - 37 Avenue NW, Edmonton

587.524.2160

maplecrest@bedrockhomes.ca

Job # MPC-0-034346  
Lot 6, Block 15, Plan 182 2333

Over  
**\$13,000**  
in Designer  
Upgrades

## DETAILS

- You're getting an exceptional discount worth \$23,520
- Over \$13,530 on upgrades at no cost to you
- Double front attached garage duplex with 3 bedrooms, 2.5 bath, features a spacious den in the main floor, ensuite walk-in closet, and main floor laundry.
- Equipped with 2-speed 96% high efficiency furnace, humidifier and HRV (Heat Recovery Ventilation) system which provides fresh air and improve climate control while saving energy by reducing heating requirements.
- Low VOC, 1¼" thick maintenance free quartz counter top in the main kitchen, and second floor bathrooms with undermount sink.
- Samsung energy rated appliances package which includes four stainless steel finish kitchen appliances, and a white finish front load washer and dryer with advanced moisture drying sensor to complete your laundry area.
- Side yard fence is included - down in between the duplex lot, a maximum of 3 meters from the front of the home and completed in between units along common lot line.
- Decora outlets in the kitchen and master bedroom includes USB charging ports. Recessed duplex outlet with 2 HDMI cables is added above the linear electric fireplace.
- Attractive, high quality, luxury vinyl flooring on the main floor, second floor laundry, and bathrooms. This easy to maintain flooring is water-proof and stain resistant.
- Painted basement floor with a 3 piece bathroom roughed-in. the removable 5'x2' dual slider basement windows are wide enough to fit drywall through for future basement development.
- Great party walls make great neighbours! Each half of the duplex has it's own 2x4 wall which means no shared studs and floor joist eliminating vibration.
- 10 year structural warranty. Coverage for structural defects such as frame and foundation.
- Save money on electricity with advanced triple pane low E-Argon filled Energy Star rated windows and doors for high energy efficiency and minimal outside noise.
- Built to last with durable full height garage foundation to prevent garage slab damage and reduce shifting of the living space above garage.



**BEDROCK**  
HOMES

# LAYTON ABBEY

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